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December 23, 2004

BULLETIN NO. 2004-15

TO: ALL LENDERS, REAL ESTATE SALES PERSONNEL AND FEE APPRAISERS

SUBJ: REVISED WOOD DESTROYING INSECT INSPECTION REPORT

1. **PURPOSE.** This is to notify all VA Loan Guaranty program participants that effective January 1, 2005, VA now requires the use of the new Wood Destroying Insect Report Form NPMA-33 in lieu of Form NPCA-1 for VA loans on existing properties. Form NPCA-1 will be obsolete after December 31, 2004.

2. **ACTION**

a. The National Pest Management Association (NPMA) has released a new two-page form for existing residential real estate transactions. This form replaces the previous NPCA-1 Form. Any inspections performed after January 1, 2005, must be completed using this form to satisfy VA requirements.

b. Notice of Value Item #2A for Wood Destroying Insect Inspection will be revised in The Appraisal System (TAS) to show the new requirement for NPMA-33. Until the changes in TAS are made, reference to this requirement on a VA Notice of Value dated after January 1, 2005 should be considered to mean the NPMA-33 form. In States which require the use of a State inspection form in all transactions, the State form is acceptable for VA loan guaranty purposes.

c. The NPMA-33 form is available from the National Pest Management Association at 8100 Oak Street, Dunn Loring, VA 22027 or phone 703/573-8330, other pest control report forms and software suppliers, or online from the HUD website at: http://www.hudclips.org/sub_nonhud/html/pdfforms/npma-33.pdf

3. **RESCISSION.** This bulletin is rescinded January 1, 2006.

/s/
R. BIAGIOLI
Loan Guaranty Officer